

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

July 23, 2014

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Barbara Thomas, Clover Meaders, and Latai Tupou

ABSENT

Harold Woodruff and Brent Fuller

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately four (4) people were in the audience

CONDITIONAL USE APPLICATIONS

C-35-2014

Highbury Shoppes Pad A
LMnt Architecture (BJ Lund)
2731 South 5600 West
Retail/Restaurant
C-2 zone, 1.21 acres

The applicant, BJ Lund representing LMnt Architecture and Jones WVC Property LLC, is requesting a conditional use for a retail/restaurant pad located at 2731 South 5600 West. The General Plan designates this property as General Commercial. The surrounding zone is C-2 with M zoning to the north. The surrounding uses include a bank to the south (Cypress Credit Union), a retail/restaurant pad to the east (Buffet City) and retail (Target) to the north. This property is also located in the 5600 West Overlay Zone.

This project is the final pad site in the Shoppes at Highbury project (C-43-2005). The building is proposed to be 10, 525 square feet and will contain up to 6 tenant spaces. The architecture of the building will be similar to the existing building on the east side of the site and will be constructed of stucco and brick with bronze awnings accents and is required to comply with the Commercial Design Standards.

During the study session the Commission expressed some concern regarding the location of the electric and gas meters along the 5600 West facing façade. Therefore the applicant has proposed to relocate those to the north side of the building where they can be screened with landscaping. There is also sufficient room on the site to enhance the landscaping on the west side of the building to adequately screen the sidewalk area provided along the building. Additional landscaping will also be provided throughout the parking lot and all double loaded aisles shall include landscaping per 7-9-113(3). The landscaping along the perimeter of the site was completed as part of the initial overall project per the standards set forth in the 5600 West Overlay Zone. Some of the trees in this area have died and will be replaced as part of this project.

A pedestrian connection was installed along the existing Buffet City building on site with the intention of it crossing the parking area to connect with this new building. Therefore, staff recommends that this be completed and included as part of the final site plan design.

There are 82 stalls provided for this building and there will be a total of 181 stalls that are shared throughout the entire site. The exact tenant mix has not been determined at this time but will be monitored by Staff as business licenses and building permits are submitted to verify that there is enough parking for the mix of uses.

Signage for this site is proposed on the wall of the building as well as a monument sign, similar to the design at the existing signage, and will be constructed in accordance with the Sign Ordinance.

Staff Alternatives

Approval subject to any issues raised at the public hearing as well as the following conditions:

1. The building must be completed per the approved plans and be designed in accordance with the Commercial Design Standards and the 5600 West Overlay Zone requirements, including a pedestrian connection to the existing walkway on the east side of this site.
2. The site shall be landscaped per the approved plans and all existing landscaping must be maintained and/or replaced if it is in poor condition.

3. There must be adequate parking for the proposed tenant mix.
4. The dumpster shall be completely screened and secured with a 6' masonry enclosure.
5. All mechanical equipment on site must be properly screened and the electric and gas meters shall not be located on the west side of the building along 5600 West.
6. All signage must comply with the West Valley City Sign Ordinance.
7. Must meet requirements of all effected departments and agencies.
8. Subject to review upon valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Todd Jones
1119 Roueche Ln
Kaysville, UT 84037

Discussion: Jody Knapp presented the application. Todd Jones, the applicant, stated that the pedestrian connection through the parking lot is being discussed and will be included in final plans. Jack Matheson asked if PRI reviews the property. Mr. Jones replied that Amsource will look at the plans but he doesn't believe PRI does. Terri Mills stated that she was glad to see the utilities removed from the 5600 W side of the building. She added that she would encourage that landscaping be included with the pedestrian walkway. Mr. Jones replied that in preliminary plans a parking stall was removed and landscaping was kept the same.

Motion: Commissioner Thomas moved for approval subject to the 8 staff conditions.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-C-35-2014- Approved

C-36-2014

Secure Title Loans (Aldo Aragon)

1906 W 3500 S

C-2 Zone (1.08 acre site)

Approved Use: Car Title Loans

The applicant, Aldo Aragon of Secure Title Loans, is requesting a conditional use amendment for a car title loan business at 1906 W 3500 S in the International Market Center. The zoning for this area is C-2, General Commercial, and a title loan business is a conditional use in this zone. The West Valley City General Plan

anticipates General Commercial for this area. The surrounding zoning is general commercial, single-family residential and multi-family residential. Adjacent uses include retail, restaurant and residential.

The business will operate out of a 1,472 square foot tenant space within a newly-constructed multi-tenant building. Most of the other tenant spaces are not yet occupied. Secure Title Loans will provide title loan services only. They will not offer any unsecured loans, check cashing or deferred deposit loan services at this location. The applicant has noted in the attached letter that the business will be open during the following hours: Monday – Friday from 9:00 a.m. – 9:00 p.m., Saturday from 9:00 a.m. – 6:00 p.m., and on Sundays from 9:00 a.m. – 4:00 p.m. They anticipate initially having three employees.

There will be no outside storage allowed as part of this business, including storage of vehicles that have been repossessed for any reason. Any repossessed vehicle will be recovered by a third-party company and will remain in storage at their lot. The minimum number of required parking spaces is calculated as one (1) parking space per 250 square feet of gross floor area. The site provides adequate parking. Business signs will be in compliance with the West Valley City sign ordinance.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. This use shall be for title loan services only and shall not include check cashing, pawn or deferred deposit loans.
2. There is to be no outside storage of any kind permitted for this use.
3. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Aldo Aragon
1192 W Midge Drive

Discussion: Jody Knapp presented the application. Jack Matheson asked if there is any anticipated concern with proximity to residential properties. Jody replied that the lighting is lower on the building and landscaping and fencing should deter any other concern.

Aldo Aragon, the applicant, stated that he is looking forward to working with West Valley City. He indicated that he knows this type of business can be controversial but his goal is to improve the image and help the residents of the community. Barbara Thomas indicated that the letter submitted by the applicant states that media will be involved in marketing and asked what this relates to. Mr. Aragon replied that he wants to work with Telemundo, the Spanish channel, to reach out to the Hispanic community. He indicated that his business will lower interest, have easier contracts, and will be an asset to the residents of the City. Terri Mills asked what an easier contract refers to. Mr. Aragon replied that many contracts are vague and added that this will be simple, short, and will be a short term loan that an individual can pay back within a month. He indicated that his goal is to teach the Hispanic community how to better work with financial institutions. Jack Matheson asked if employees will be bilingual. Mr. Aragon replied yes. Commissioner Thomas asked what the average length of a loan is. Mr. Aragon replied that it depends. Latai Tupou asked how a credit is issued after the month is up. Mr. Aragon replied that there will be a 2 step program. He stated there will be a discount card and an incentive program. He indicated that if difficult circumstances arise and the customer can provide proof of this a deal can be bargained where interest is stopped and a 12 month payment system is set up. Commissioner Tupou asked if high interest is charged initially. Mr. Aragon replied that the interest will not be high and everything will be APR.

Motion: Commissioner Mills moved for approval subject to the 3 staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-C-36-2014- Approved

PLANNING COMMISSION BUSINESS

Election of Chairman/Vice-Chairman for the 2014-2015 Fiscal Year
Chairman- Phil Conder / Vice-Chairman- Barbara Thomas

Approval of Minutes from July 9, 2014 (Regular Meeting) **Approved**
Approval of Minutes from July 16, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:19 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant